

# *Town of Lunenburg*

## Conservation Commission

### MINUTES

September 18, 2013

**APPROVED 11/6/2013**

7:00 PM

Ritter Memorial Building  
960 Massachusetts Avenue

Rob Verge, JJ Cote, Rich Bursch, Sharon Jordan, Mark Murphy, Matt Marro, Jan Carrier

**7:00 PM ~ 250 Whalom Road ~ "Lunenburg Village" ~** Pursuant to MGL ch 131, s 40 as amended and the Town of Lunenburg Wetlands Protection and Municipal Bylaws there will be a public hearing on a Notice of Intent filed by Gary Lorden (Anthony Cleaves of Whitman & Bingham). The proposed project is for the construction of 80 residential units, the majority of which are single family homes, with associated roadways, stormwater, sewer and water systems. The project is located off of Whalom Road, Piedmont Avenue, Pleasant View Avenue and the F & L Right of Way. **(From August 21<sup>st</sup> ~ Jamie Rowe of Whitman & Bingham presented. The area affected will be at the existing end of Piedmont & Pleasantview. Discussed was the possibility of a path across the wetlands and the maintenance of the inner circles and open spaces. Will there be an association to handle the maintenance of the land and also the storm water system? A motion to continue was made by Jack/Rich Unanimous To be continued to September 18<sup>th</sup> 7 PM.) No walkway or path through wetlands. Grading for detention basins will be outside 30' No Touch zone. Open Space will be maintained by owner or association. Applicant will petition town to take over roads and drainage. Requested they use waddles and silt logs and that they be removed when project is finished. All stipulations will be included in OoC. A motion was made and accepted. Unanimous**

**7:30 PM ~ 340 New West Townsend Road ~** Pursuant to MGL ch 131, s 40 as amended and the Town of Lunenburg Wetlands Protection and Municipal Bylaws there will be a public hearing on a Notice of Intent filed by Ronald P Smith. The proposed project is for construction of a new house & garage (replacing one that burned) within the 100' buffer zone. House to be built on partial footprint of old structure, will be moved back from the street. Existing garage to be removed and new garage moved back and attached to new house. See plans for setbacks. **A motion was made and approved to accept the plans as shown. Unanimous**

**7:45 PM ~ 318 Howard Street ~ "Aro Estates 3 & 4" off Howard Street ~** Continuation from July 17<sup>th</sup> ~ Pursuant to MGL ch 131, s 40 as amended and the Town of Lunenburg Wetlands Protection and Municipal Bylaws there will be a public hearing on a Notice of Intent filed by Kevin O'Brien (Wesley Flis of Whitman & Bingham Associates, Inc.). The proposed project (#3) will consist of the construction of a 17 lot residential subdivision along 1800 linear feet of roadway on approximately 18.38 acres. A portion of the roadway work will be within the 100 foot buffer zone to the bordering vegetated wetlands; (#4) will consist of the construction of a 17 lot residential subdivision along 2000 linear feet of roadway on approximately 23.80 acres. A portion of the roadway work will be within the 100 foot buffer zone to the bordering vegetated wetlands including two wetland crossings and storm drainage work. **Jamie Rheault stated that they had a meeting with the DEP this morning and the DEP requested a written restoration plan from O'Brien. Site #3 easements – piece of land donated to the town for access to backland. Site 1 & 2 need to be built before 3 & 4 for configuration and placement of drainage basins. Commission not approving plots, would like to see plans without lot lines for increased clarity of our jurisdiction. Motion to continue until October 2, at which time they will present the restoration plan that they are sending to the DEP for approval. Unanimous.**

**380 Sunset Lane ~ Field Change for well –** Notification, no vote needed

**801 Northfield Road ~ Donation of 6.16 acres of land from Alfred A. Hirsch –** A motion was made and seconded to accept the parcel of land on Northfield Road and to present to the Selectmen for their acceptance. Unanimous